

Liggins, Shirley

From: Kady, Lebeed
Sent: Tuesday, July 05, 2016 1:51 PM
To: Aja, Deborah; Alexander, Delonda; Andersen, Jan; Barnhardt, Art; Basinger, Corey; Bateson, James; Bolich, Rick; Bradford, Teresa; Bullock, Scott; Burch, Brent; Caulk, Kim; Davidson, Landon; Davies, Robert; Day, Collin; Doorn, Peter; Gregson, Jim; Hammonds, Andrew; Jackson, Vance; Jesneck, Charlotte; Karoly, Cyndi; King, Morella s; Knight, Sherri; Kromm, Carin; Lorscheider, Ellen; Lown, David; Marks, Cheryl; May, David; Mccarty, Bud; Mussler, Ed; Parker, Michael; Patterson, Jenny; Phelps, Michael; Pitner, Andrew; Poupart, Jeff; Powers, Mark; Qi, Qu; Randolph, Wayne; Risgaard, Jon; Scott, Georgette; Smith, Danny; Swope, Eric; Taraban, Ron; Walch, John; Watkins, Jason; Woosley, Julie; Zimmerman, Jay
Cc: Kritzer, Jamie; Liggins, Shirley; Nicholson, Bruce; Scott, Michael
Subject: Stone's Warehouse Internal DEQ Notification - Wake County- BP#2044-16-92

To DEQ Cleanup Programs:

This is an internal courtesy notice to inform your program that the DEQ Brownfields Program has received a Brownfields Property Application submitted by Transfer Development Company, LLC as the Prospective Developer (PD) seeking entry into the Brownfields Program for the following property:

Site Name: Stone's Warehouse
Address: 500/510 East Davie St, 400 Chavis Way, 419 S East St
City/County/Zip: Raleigh/Wake/27601
BF Project Number: 2044-16-92
Tax ID: 1703971116, 1703972131, and 1703971002
AKA: (Give other regulatory site name(s), if applicable): none
Known Identifying Numbers from: e.g. APS, DWQ, UST, SF, HW
NCD#: UST Incident # 33560
GW Incident #: none
Others? none

Map link: <https://goo.gl/maps/D1FshDqhenT2>

The property was formerly used for warehousing, the Carolina Coach Garage and Shop, a bus maintenance facility, commercial businesses and the Rex Senior Health Center. Currently the Property is vacant and proposed redevelopment includes food production spaces, grocery and café, and an urban housing component likely to consist of townhomes. Lead, chromium, 1,2,4-Trimethylbenzene and n-propylbenzene are found in the groundwater. Arsenic and chromium are present in the soil.

We are now evaluating Transfer Development Company, LLC and the subject property for eligibility for entry into the Brownfields Program. Under the Brownfields Property Reuse Act, only entities that did not cause or contribute to the contamination at the property are eligible to enter the program. The applicant PD listed below have asserted that: 1.) they have not caused or contributed to the contamination at the property, and 2.) they have substantially complied with laws, regulations, and rules for the protection of the environment. If you have any information to suggest otherwise, please provide that information to me at Lebeed.Kady@ncdenr.gov or 919-707-8378 by **July 19, 2016**.

Information regarding the applicant PD is as follows:

Jason Queen

Transfer Development Company, LLC
207 Fayetteville Street, Suite 200
Raleigh, NC 27601
919-606-2905 phone
iqueenone@gmail.com email
www.transferoldeast.com website

A Brownfields Agreement (BFA) has no legal effect on your agency's authority to regulate or enforce against any and all parties who caused or contributed to the contamination at the property. In fact, the BFA will require the developer to provide access to the property to any party doing work under any DEQ program.

A BFA provides liability protection only to a non-causative redeveloper of the property. The developer will be required to make the property safe for its intended re-use. Cleanup to unrestricted use standards will not be required unless deemed necessary based on the developer's proposed use of the property. Furthermore, the BFA will not change the developer's responsibility to obtain any and all DEQ permits (e.g. storm water, sediment control, NPDES, etc.) as required under applicable law.

If you have any questions, please don't hesitate to contact me.

Thank you,

Lebeed Kady
Project Manager
Division of Waste Management - Brownfields
NC Department of Environmental Quality
217 W Jones St.
Raleigh, NC 27603
Email: lebeed.kady@ncdenr.gov
Tel. 919-707-8378
<http://www.ncbrownfields.org>

Email correspondence to and from this address is subject to the North Carolina Public Records Law and may be disclosed to third parties unless the content is exempt by statute or other regulation.